



Childcare Needs Assessment

Proposed Strategic Housing Development (SHD),
Castlelake, Terrysland, Carrigtwohill, Cork

BAM Property Limited

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01. Introduction

1.1 INTRODUCTION

This Childcare Needs Assessment has been prepared to accompany a SHD application regarding a proposed development comprising of 716 no. units comprising 224 no. houses, 284 no. duplex units and 208 no. apartments. A 2 no. storey creche building is also provided. The two storey houses comprise 48 no. detached, 126 no. semi-detached and 50 no. terraced Houses containing 60 no. two bed units, 139 no. three bed units and 25 no. four bed units. The part-one to part-three storey duplex units are contained in 122 no. buildings providing 82 no. one bed units, 142 no. two bed units and 60 no. three bed units. There are 7 no. apartments blocks ranging in height from part-1 to part- 5 no. storeys at Castlelake, Terrysland, Carrigtwohill, Co. Cork. Specifically, this assessment examines the demand for childcare places to be generated by the proposal and the extent to which this can or will be catered for on or off-site.

1.2 PROPOSED CRECHE FACILITY

The proposed development provides for a two storey creche building (978 sq m) gross floor area with a capacity for 150 no. children across all age groups up to 6 years old with associated play areas and staff parking. The proposed creche is situated to the southeast of the site to the west of Station Road. The proposed creche is situated immediately south of the future Carrigtwohill Educational Campus (permitted by Cork County Council reference 19/5707). Detailed plans of the proposed facility are provided in drawing no. CHD-WIL-CR-ZZ-DR-A-0501 prepared by Wilson Architecture. The location of the proposed creche in the context of the wider proposed development is illustrated in Figure 1.1 as shown.

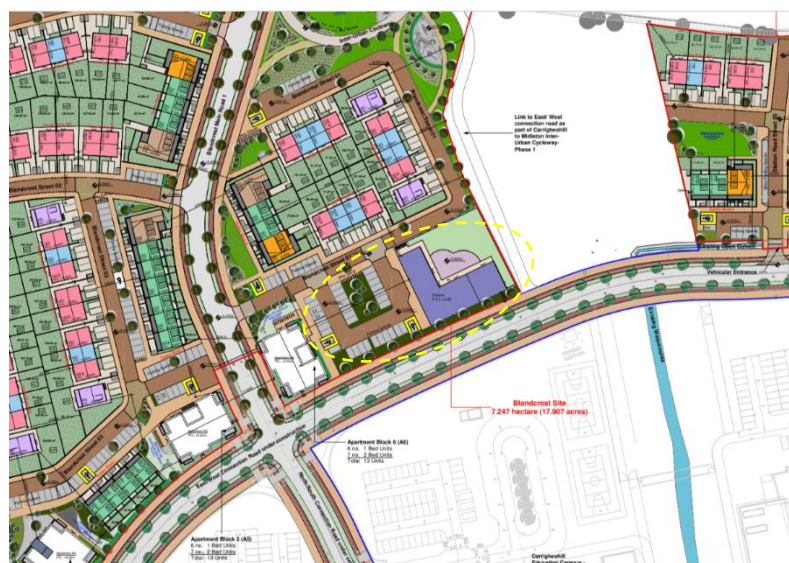


Figure 1.1 Location of Proposed Creche Circled

The creche has been relocated to the north of the Carrigtwohill Education Campus (permitted by Cork County Council reference 19/5707) that is under currently under construction since the Section 5 Pre-Planning stage. The now proposed location is considered to be more centralised and better integrated into the proposed scheme and will be easily accessible for future residents by walking and cycling.

The proposed 2 no. storey creche will provide a complementary use to the school campus and cater for the needs of c. 150 children.

02. Planning Policy Context

The national Childcare Guidelines for Planning Authorities, 2001 provide a framework to guide both local authorities in preparing development plans and assessing applications for planning permission, and developers and childcare providers in formulating development proposals.

2.1 CHILDCARE GUIDELINES FOR PLANNING AUTHORITIES 2001

Appendix 2 of the guidelines establishes an indicative standard of one childcare facility per 75 dwellings in new housing areas. One facility providing a minimum of 20 childcare places is considered to be a reasonable starting point in this regard. The guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement.

The guidelines emphasize that the results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered.

Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

2.2 CIRCULAR PL 3/2016

In March 2016, the Government issued a circular in relation to childcare facilities under the early Childhood Care and Education (ECCE) Scheme. In accordance with the stated aspiration to increase access to childcare nationally, the circular requests that local planning authorities:

- Expedite all pre-planning application consultation requests from childcare facility providers in relation to proposals to extend opening hours, to increase capacity or to provide new facilities.
- Expedite, insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate.

2.3 UNIVERSAL DESIGN GUIDELINES 2019

On 10th June 2019, the Minister for Children and Youth Affairs, Dr Katherine Zappone, launched the Universal Design Guidelines for Early Learning and Care Settings. These guidelines are an important step in making all Early Learning and Care services accessible to all children. This publication offers guidance on the refurbishment, renovation and building of centres for Early Learning and Care in Ireland. The guidelines apply to both new-build and retrofit projects and provide a flexible Universal Design framework to ensure that settings are accessible, understandable and easy to use for all children, staff, families and visitors.

- The Universal Design ELC setting comprises four quality features;
- Site Location, Approach, Entry and Site Layout
- Entering and Moving about the ELC setting

- Key Internal and External Spaces
- Elements and Systems

2.4 CORK COUNTY DEVELOPMENT PLAN 2022 - 2028

The County Development Plan includes Objective SC 6-4: Childcare Facilities

“Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Childcare Facilities Guidelines for Local Authorities 2001 and regard to the Universal Design Guidelines for Early Learning and Care Centres 2019.”

Section 6.3.2 of the County Development Plan states:

“The provision of Childcare facilities is a key component of social infrastructure integral to national economic and social well being as it allows for a wider participation in the workforce and the economy which would otherwise be precluded in the absence of such facilities. In addition to the economic benefits Childcare facilities generate in terms of employment creation, they may also serve as a social focal point for the local community.”

2.5 SUSTAINABLE URBAN HOUSING DESIGN STANDARDS FOR NEW APARTMENTS - GUIDELINES FOR PLANNING AUTHORITIES' (2020)

We note section 4.7 of the 2020 Apartment Guidelines which states that:

“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

03. Childcare Assessment

3.1 HOUSING MIX

The proposed development consists of the construction of 716 no. residential units comprising 222 no. dwelling houses, 284 no. duplexes and 208 no. apartments. A detailed breakdown of the various house type/sizes is provided in figure 3.1 as shown.

No. Units	No. Bedrooms	Unit Type
25	4	Dwelling Houses
226	3	Dwelling Houses, Duplexes and Apartments
312	2	Dwelling Houses, Duplexes and Apartments
153	1	Duplexes and Apartments
716	-	Dwelling Houses, Duplexes and Apartments

Figure 3.1 Housing Mix

The proposed development provides for 251 no. residential units that will consist of 3 or more bedrooms, representing 35% of units, that will be suitable to cater to the needs of larger families. We note section 4.7 of the 2018 Apartment Guidelines which states that:

“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”.

The proposed development has been designed to be inclusive and flexible to cater to the needs of many different demographics. We envisage that many of the 1 and 2-bedroom units in the scheme (representing 65 % of the development) will be occupied by young professionals or couples who will utilise Carrigtwohill train station to commute to areas including the City Centre, Little Island, Midleton and employment opportunities within Carrigtwohill itself.

3.2 DEMOGRAPHIC PROFILE

The demographic profile of the area was examined using CSO Census of Population Statistics 2016 and 2011. The review of local catchment information included the defined settlement of Carrigtwohill.

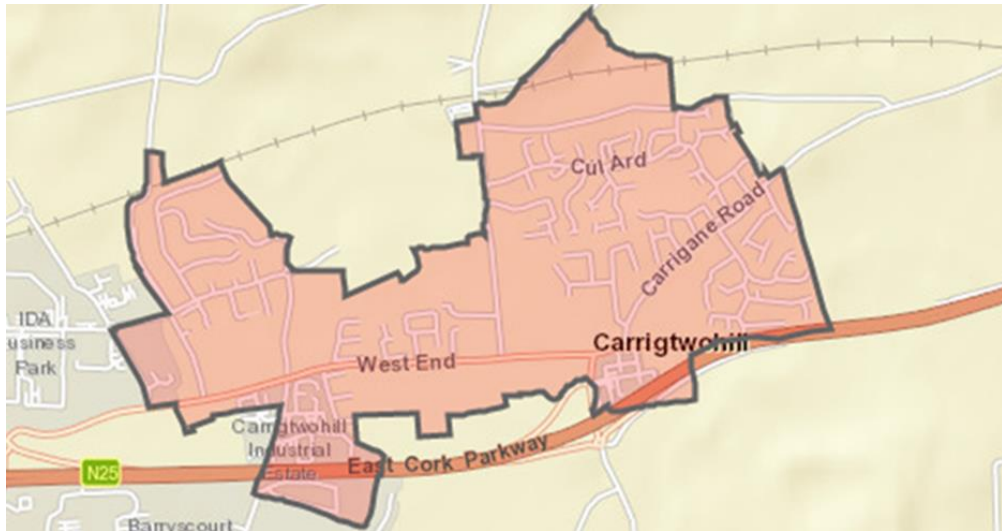


Figure 3.2 Defined Study Area for Demographic Analysis, based on CSO Small Area Population

The total resident population of Carrigtwohill in the 2016 Census was 5,080 people, representing an 11.6% increase in total population over the intercensal period from 2011. Despite the increase in overall population, the number of children of pre-school age (0-4 years) actually fell nominally from 678 to 656 over this period.

3.3 EXISTING SERVICES IN THE AREA

A summary of childcare facilities in Carrigtwohill is provided below, with their respective locations identified at Figure 3.3.

Facility No.	Facility Name	Tusla Ref:	Capacity	Data Origin
1	Mary Geary's Childcare (Full Day Care)	TU2016CC034	201	Tusla Report Date of Inspection - 18-08-2021
2	Mary Geary Childcare (Sessional)	TU2015CC260	22	Tusla Report Date of Inspection - 13-08-2018
3	All Aboard Carrigtwohill Childcare Centre	TU2015CC014	76	<u>Tusla Reports</u> Date of Inspection - 10-02-21
4	The Wendy House Montessori School	TU2015CC422	16	Tusla Report Date of Inspection - 02-09-2021
5	Sherpa Kids Scoil Chlocair Mhuire Carrigtwohill	N/A	0 (not available)	N/A
6	Carrigtwohill Pre-School / Carrigtwohill Family Resource Centre	TU2015CC086	32	<u>Tusla Report</u> Date of Inspection - 09-12-2020
	Totals		347	

The sites' location relative to the existing childcare facilities in Carrigtohill is illustrated in Figure 3.3 as shown

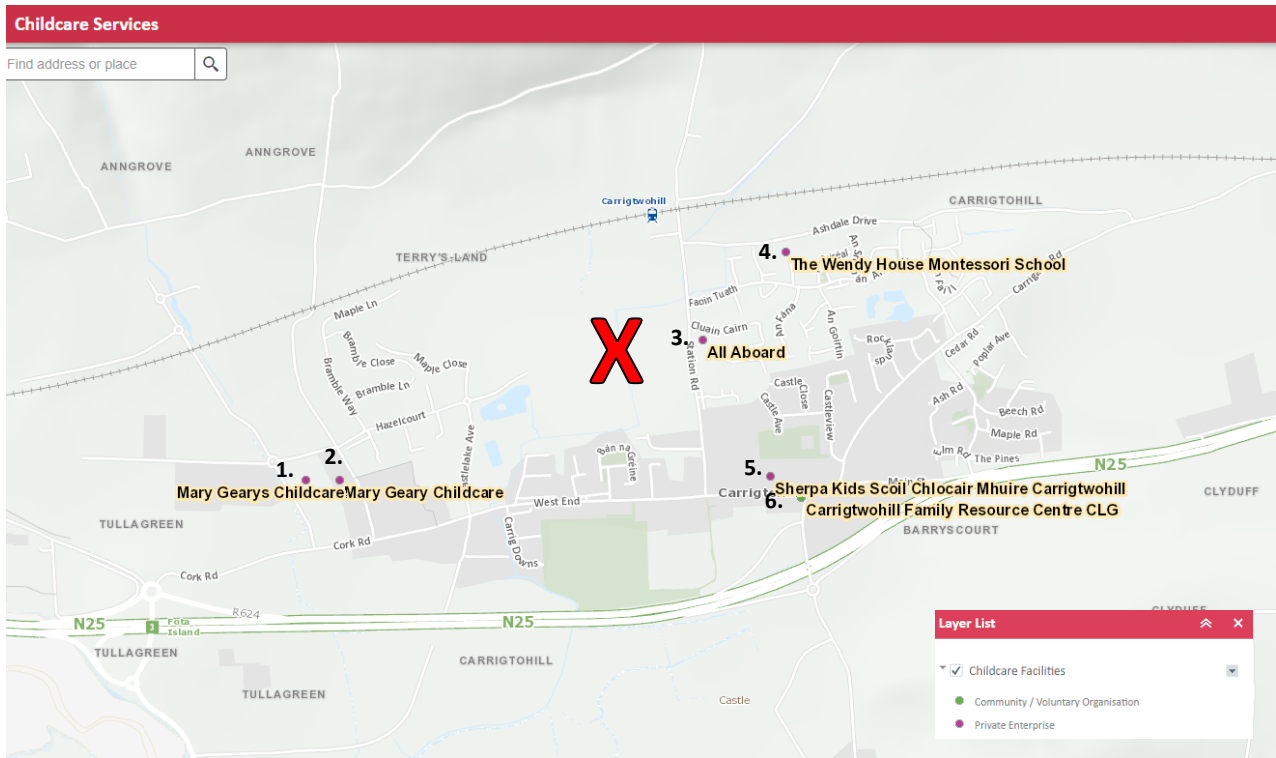


Figure 3.3 Existing Childcare Facilities – Site Location indicated with Red 'X'

04. Conclusion

Appendix 2 of the Childcare Guidelines for Planning Authorities establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. On this basis, the need to provide for 40 childcare places would be triggered by reaching a threshold of 150 units, 60 places by a threshold of 225 units, 80 places by a threshold of 300 units etc.

In accordance with section 4.7 of the 2020 Apartment Guidelines childcare provision is being made in full for the proposed 251 no. 3 and 4-bedroom units. The minimum requirement for this number of dwellings would be a 67 no. child capacity creche. Notwithstanding this, the proposed development will provide for a 150 no. child creche which will also cater for facilities within the proposed 1-2 bed units is therefore in excess of and compliant with this standard. The proposed 2 no. storey creche has a gross floor area of 978 sq m and will benefit from a designated creche outdoor play area. Suitable provision is also made for supporting drop-off facilities, staff, and visitor parking.

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